



City of Benbrook

Planning and Zoning Commission

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03/10/2022	RP-22-02	Consider approval of a 63-acre, 4 lot, non-residential subdivision (Northeast Winscott Addition).	1 of 2

With a passing of the “Shot-Clock Bill” (H.B. 3167) during the 86th legislative session of the Texas State Legislature, the Planning and Zoning Commission must approve, approve with conditions, or disapprove a plat submitted to the city, along with their accompanying subdivision construction plans. If the plat and/or subdivision plan conform to adopted city development regulations, the Planning and Zoning Commission must approve.

Project Name: Northeast Winscott

Request Type: Final Plat

Site Description: 63 acres of land situated in the James Cambo Survey, Abstract No. 362 and John Laneri Survey, Abstract No. 1964

Location: Generally located at the northeast corner of Winscott Road and I.H. 20/820

Zoning District: “G-PD” Commerce Planned Development (Ord. 1478)

**Property Owner/
Developer:** Jackson-Shaw/Benbrook North, LP
Dallas, TX

Authorized Agent: Kimley-Horn
Fort Worth, TX

Background

Ordinance 1478, approved by City Council in January of 2022, established the “G-PD” Commerce Planned Development District, providing supplemental regulations for the district.

Summary

This final plat is categorized as a minor replat. Minor replats are typically approved administratively by staff; however, due to the staff comments (Attachment #3), staff must refer the plat to the Planning and Zoning Commission for consideration. Generally, the applicant’s plat depicts the following:

- Creation of 3 new non-residential lots;
- A replat of Lot 1, Block 1 Northeast Winscott Addition to amend previously platted building setback lines to current zoning standards and add a 10ft water easement along the eastern property line;
- No infrastructure improvements are proposed on existing adjacent streets; Winscott Rd, Winbrook Dr and Benbrook Pkwy.

Staff Analysis

- All lots meet the dimensional standards of the “G-PD” zoning district.
 - Min. lot area: 35,000sqft
 - Min. lot width: 150ft
 - Min. lot depth: 200ft

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- The city engineer is seeking additional information to confirm their drainage plans follow city development regulations. Because public infrastructure improvements are not required, staff is supportive of deferring the grading, drainage and iSWM review to the building permit process. Grading/excavation/filling activity shall not occur until the civil engineering construction plans are approved.
- Each lot within the subdivision is required to provide separate building and civil engineering construction plan when submitting for building permit.
- A small portion of the northeast corner of Lot 3, Block 1 is partially located within a FEMA designated 100yr floodplain (Attachment #4). A floodplain development permit is required.
- Outside agency approvals needed:
 - TXDOT is currently reviewing the plans. Building permits cannot be issued until TXDOT approves the proposed access points to the I-20/820 frontage roads and the drainage plans; and
 - BWA provided review comments to the developer. Building permits cannot be issued until BWA approves the water and sanitary sewer plans.

Staff Recommended Motion

Move to approve, with conditions, the Final Plat, number RP-22-02, subject to staff comments and staff analysis, as contained in and attached to the staff report.

Attachments

1. Final Plat
2. Location Map
3. Staff Comments
4. FEMA Floodplain Map for Block